



VAUGHANREYNOLDS
ESTATE AGENTS

11 & 12 Avonbank Paddocks, Southern Lane
Stratford-upon-Avon, CV37 6BH



The Property

Description: Forming part of the established Avonbank Paddocks development, a popular gated cluster of mixed residential homes. This unique two storey property occupies a premium corner setting along Southern lane, overlooking Riverside Gardens and the River Avon.

Previously two separate apartments (one ground, one first floor), this versatile home was combined by the previous occupants to link together as a single dwelling, providing spacious accommodation over two floors. However, should the new owners have different needs, the apartments could be separated again with relative ease. To note, there are two separate titles, but the property is being sold as a single unit.

Being set back from the footpath, there are two separate vestibules providing access to the property. Entering, you are greeted by a reception hallway with stair rising to the upper floor and an opening to the lower inner hall. From here, you can access a generous sitting room, with feature fireplace and French door set to an enclosed garden. There is a breakfast kitchen, bathroom and two further reception rooms (originally bedrooms).

To the first floor, a galleried landing provides access to a welcoming second sitting room, complete with a feature vaulted ceiling and two sets of French doors with Juliet balconies affording elevated views of Riverside Gardens and beyond. There is a second kitchen, further bathroom and two double bedrooms







Externally, the ground floor sitting room enjoys access to a private enclosed garden, laid mainly to lawn with part wall and hedgerow to boundary, providing a degree of privacy and seclusion. There is gated access from here onto Southern Lane, allowing easy access to the town centre and the countless attractions and amenities. A secure gate provides access to the wider communal grounds that provide a pleasant extension to the private spaces, further accompanied by an established orchard. In addition, there are two single garages located enblock, with parking to the fore.

The Location

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.



The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel.



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GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

N.B. The property is being sold as a single home, but is registered as two separate properties on two separate titles. Both properties are EPC Rating C.

Tenure: 99 years September 1990 (approximately 65 years remaining). Annual service charge £2,200 per property. Ground rent - £250pa. The property is being sold with vacant possession upon completion of the purchase. The property can be utilised as a primary or secondary residence, but cannot be let on a short or long term lease. No pets are allowed.

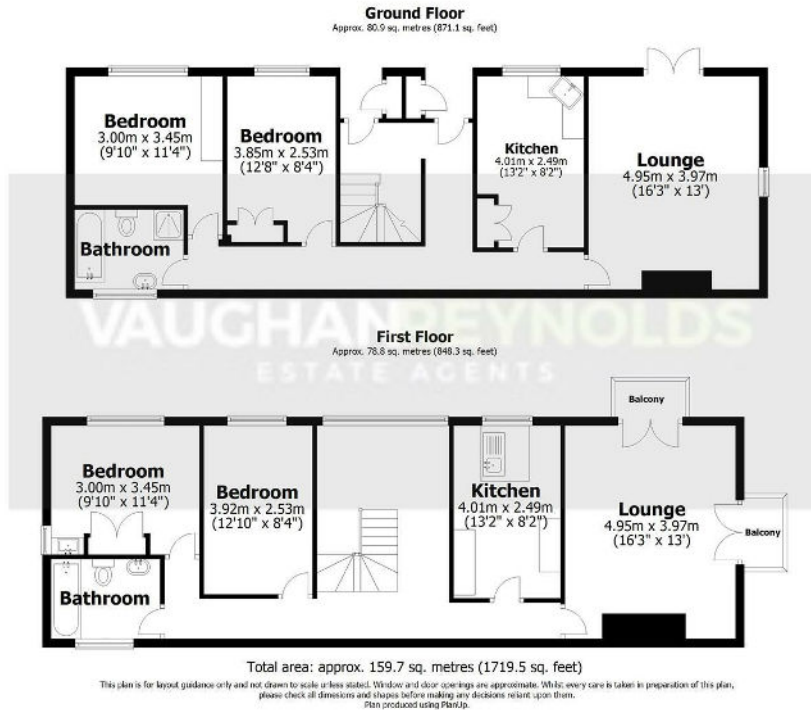
Services: All mains services are understood to be connected to the property. Local Authority: Stratford Upon Avon District Council.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	